

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☒

Property Name: Edmondson Village Shopping Center Inventory Number: B-4223
Address: 4404 Edmondson Avenue Historic district: ☐ yes ☒ no
City: Baltimore Zip Code: 21229 County: Baltimore City
USGS Quadrangle(s): Baltimore West
Property Owner: The Harry & Jeanette Weinberg Foundation Tax Account ID Number: 28057958029
Tax Map Parcel Number(s): _____ Tax Map Number: 28
Project: Red Line Corridor Transit Study Agency: Mass Transit Administration
Agency Prepared By: John Milner Associates, Inc.
Preparer's Name: Katherine Larson Farnham Date Prepared: 1/24/2006
Documentation is presented in: Enoch Pratt Free Library--Maryland Room vertical files; Roderick Ryon, West Baltimore
Neighborhoods: Sketches of their History 1840-1960 (1993)
Preparer's Eligibility Recommendation: ☒ Eligibility recommended ☐ Eligibility not recommended
Criteria: ☒ A ☐ B ☒ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
Name of the District/Property: _____
Inventory Number: _____ Eligible: ☐ yes ☐ no Listed: ☐ yes ☐ no
Site visit by MHT Staff ☐ yes ☒ no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

The Edmondson Village Shopping Center is an early shopping center located on an 11-acre parcel on the north side of Edmondson Ave. between Athol Ave. and Swann Ave. The center consists of a large row of approximately 17 building sections arrayed in a line facing south on Edmondson Ave, with paved parking areas in front and behind. The property includes brick retaining walls in the front parking lot that run parallel to the buildings and the street, and separate the parking lot into upper and lower levels. The buildings all contain ground-floor storefronts and vary in height from one-and-one-half stories to two-and-on-half stories. The center overall is constructed in a Colonial Revival style reminiscent of Colonial Williamsburg, with buildings differentiated by the use of varying rooflines, section widths, and setbacks to give the illusion of a "village" cluster of homes and shops rather than a strip shopping center. The buildings are red brick, using either Flemish or common bond, with slate roofing. Rooflines include front-gabled, side-gabled, and gambrel styles, some with upper-level dormer windows, eyebrow windows, and/or brick chimneys. Many of the building sections have sizeable rear extensions. The complex is anchored at the center by a large two-and-one-half-story, thirteen-bay-wide section with massive end chimneys. This section is bigger than all of the other parts of the center and formerly contained a department store. It is side-gabled with a gabled wall dormer, dentiled cornices, and a deep rear extension of the same height. A common overhang extends along the front of all the stores in the center, and contains modern signage. Most of

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☒ Eligibility not recommended ☐

Criteria: ☒ A ☐ B ☒ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

MHT Comments:

John Milner
Reviewer, Office of Preservation Services

[Signature]
Reviewer, National Register Program

7/26/06
Date

8/7/06
Date

200601766

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Edmondson Village Shopping Center

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The storefronts have modern commercial doors and windows, and many of the old multilight sash windows on the upper levels have been replaced with vinyl sash.

Edmondson Village Shopping Center was built in 1946-1947 on the site of Hunting Ridge, an eighteenth-century mansion that was torn down to make way for the center. It was one of the first modern shopping centers in Baltimore and in the U.S. The center was built by the local builder-developers Jacob and Joseph Meyerhoff. The Williamsburg-inspired design was meant to echo residential construction and give a sense of stability and tradition to a completely modern automobile-oriented form of retailing. The center featured 29 stores, anchored at the center by the Hochschild department store, and featuring a bowling alley and movie theater tucked between the stores in the east wing. The development also had a club room for neighborhood use. A sunken garage provided space for additional vehicles. The property was landscaped around the edges with trees and shrubs, and a brick wall ran along the front. Immediately, the site became a mecca for shoppers from all over West Baltimore's developing suburbs, and drew city residents to commute out to shop there instead of downtown. It spurred additional development in the neighborhood as well; a Hecht's Department Store branch opened across the street in 1956, and a new branch of the Enoch Pratt Free Library was established in the early 1950s next door. Property to the west of the shopping center on Edmondson Ave. was later developed as a supermarket, and some formerly residential properties on the south side of Edmondson were converted to commercial properties.

Increasing suburbanization that spread beyond the Baltimore city line eventually spelled doom for Edmondson Village Shopping Center. By 1958, its dominance began to wane. That year, its developer, Joseph Meyerhoff, built Westview Shopping Center a short distance west in Catonsville, which, coupled with other Baltimore County centers like Security Square, eventually drew city shoppers further into the suburbs to shop at more modern facilities with access to the new Baltimore Beltway. Security Square opened in 1972. Edmondson Village Shopping Center's stores could not keep up with the competition nearby plus a perception that crime was rising in the area, and the Hochschild's closed in 1973. The Hecht's across the street closed in 1979. Another factor in the center's reversal of fortune was that the demographics of the neighborhood surrounding Edmondson Village Shopping Center had shifted from white middle-class residents to black middle-class residents. Whites moved over the city line to new county suburbs and blacks took their places in the outer city suburbs, changing the clientele of the shopping center dramatically. Along with racism that drove white customers away, the shopping center was owned by a powerful absentee landlord who allowed it to decline, driving the higher-end tenants away. Vacancy rates were over 50% by 1979. Today the center is still owned by a foundation established by the 1970s landlord (now deceased), Harry Weinberg. It is largely tenanted, but is still somewhat rundown in appearance, and the tenant stores are generally carryouts and low-end retailers. The University of Maryland has a clinic in the former Hochschild's building. The center has had some changes, notably the installation of new windows, doors, and signage/awnings, plus removal of the front brick wall along Edmondson Ave.

Despite the changes, the Edmondson Village Shopping Center still retains considerable integrity overall and is a distinctive and unique landmark displaying unusually strong resemblance to Colonial Williamsburg. Architecturally, it displays high artistic values and is an intact early example of its genre. As one of the first shopping centers in the United States, it is also closely associated with the nationwide rise in automobile-oriented shopping centers in the post-World War II period. It is recommended eligible for the NRHP under criteria A and C.

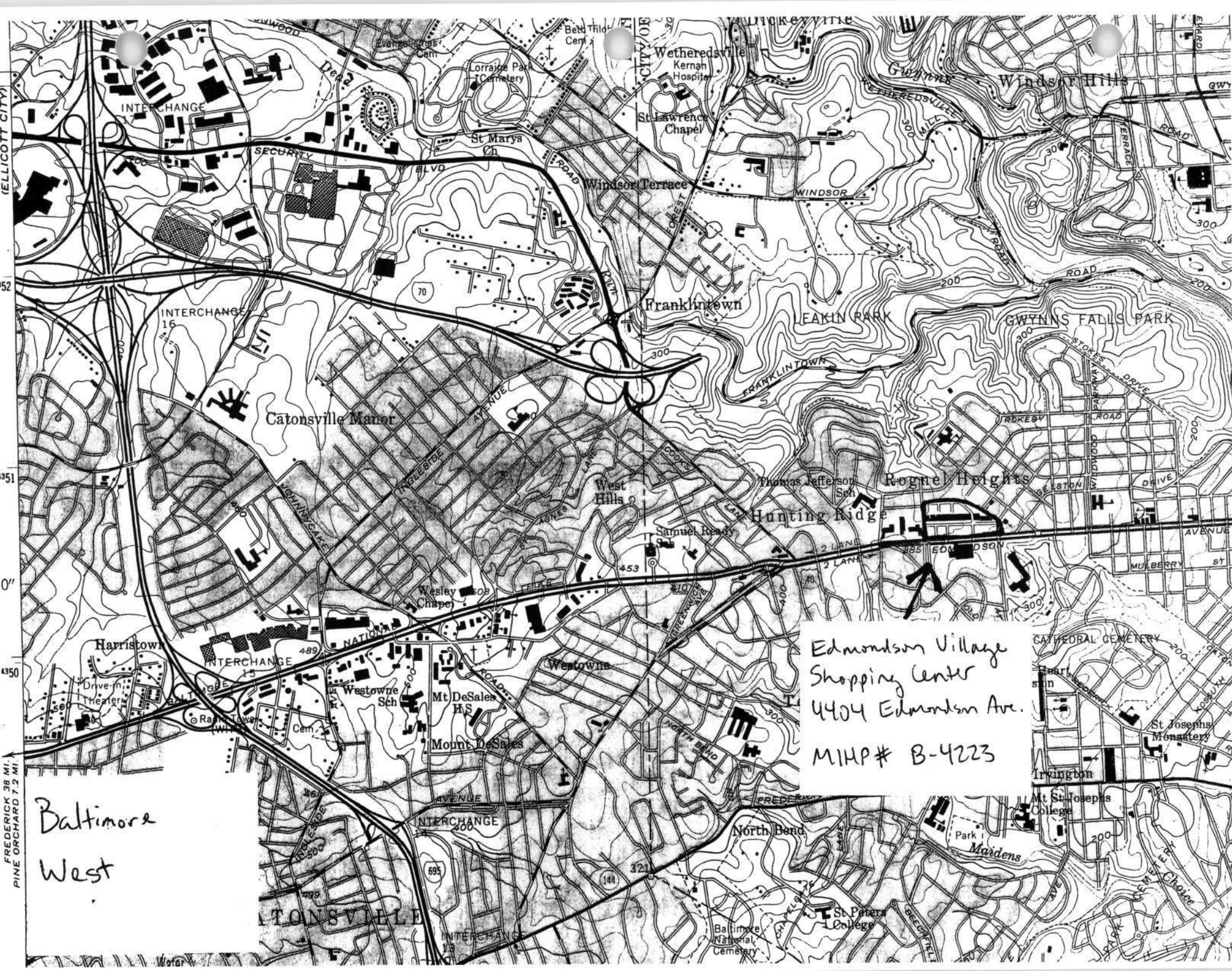
MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended _____

Criteria: ___A___ ___B___ ___C___ ___D___ Considerations: ___A___ ___B___ ___C___ ___D___ ___E___ ___F___ ___G___

MHT Comments:

Reviewer, Office of Preservation Services_____
Date_____
Reviewer, National Register Program_____
Date



052
051
0"
4350
FREDERICK 38 MI.
PINE ORCHARD 7.2 MI.

Baltimore
West

Edmondson Village
Shopping Center
4404 Edmondson Ave.
MIHP# B-4223



SIZES 14-26

BEAUTY & GIFTS

VILLAGE HAIR
& BEAUTY

SUBWAY

WIG OUTLET

ACE INCOME TAX
781-426-2464

ROYAL CARRYOUT
SEAFOOD

MR. CHECK CASH
CASH - COIN - MONEY

TOBACCO OUTLET

B-4223

Edmondson Village Shopping Center

Baltimore City, MD

Lynn Jones

12/22/2005

MD SHPD

View to NW

#1 of 12



B-4223

Edmondson Village Shopping Center

Baltimore City, MD

Lynn Jones

12/29/2005

MD SHPD

View to N

010

#2 of 12

244

PARTY PARTY
PARTY SUPPLIES • BALLOONS • CARDS • BAK PLUMBERS

3-D SPORTSWEAR

 **Provident** BANK



B-4223

Edmondson Village Shopping Center

Baltimore City, MD

Lynn Jones

12/29/2005

MD SHPD

view to N

#3 of 12

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B-4223

Edmondson Village Shopping Center

Baltimore City, MD

Lynn Jones

12/29/2005

MD SHPD

View to N of former dept. store block

#4 of 12

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Edmonson Village Shopping Center
Baltimore City, MD

Lynn Jones

12/29/2005

MD SHPO

View to NNE, R side of former dept. Store

#5 of 1207

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FAMILY DOLLAR

FASHION TOWN

JACKSON HEWITT

PAWN

SAVE-A-LOT

B-4223

Edmondson Village Shopping Center

Baltimore City, MD

Lynn Jones

12/29/2005

MD SHPO

view to NE

#6 of 12

246



SAVE-A-LOT

GRAND OPENING
BALLY SHOES
\$9.99
CHERNIN'S
SHOE
OUTLET

\$9.99 SHOE OUTLET

BARBER SHOP

B-4223

Edmondson Village Shopping Center

Baltimore City, MD

Lynn Jones

12/22/2005

MD SHPD

View to NE

#7 of 12 335

271



GRAND OPENING
WOMEN'S SHOES \$9.99
CHEPIN'S SHOE OUTLET
MEN'S SHOES \$29.99

\$9.99
SHOE OUTLET

BARBER SHOP

B-4223

Edmondson Village Shopping Center

Baltimore City, MD

Lynn Jones

12/29/2005

MD SHPO

view to N

#8 of 12

011

045



B-4223

Edmondson Village Shopping Center

Baltimore City, MD

Lynn Jones

12/29/2005

MD SHPD

View to NE

#9 of 12

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Injury Treatment Center
of Maryland, LLC

FAMILY DENTISTRY
MURPHY & HARRISON, D.D.S., P.C.

Reynolds's
BUFFET & SALAD BAR

SOUL FOOD

LAKE TROUT FRIED CHICKEN
BREAKFAST, LUNCH, SUB, & DINNER

B-4223

Edmondson Village Shopping Center
Baltimore City, MD

Lynn Jones

12/22/2005

MD SHPO

view to N

#10 of 12 008

234



ROASTED CHICKEN
SALAD & DINNER

ATM

MURRY'S

Steaks and other fine foods

THE FINEST SEWING
LAUNDRY & DRYCLEANING
OPEN 7 DAYS

B-4223

Edmondson Village Shopping Center
Baltimore City, MD

Lynn Jones

12/22/2005

MD SHPO

view to NNE

#11 of 12 ⁰⁰⁷

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B-4223

Edmondson Village Shopping Center
Baltimore City, MD

Lynn Jones

12/22/2005

MD SHPO

view to NE

#12 of 12

KODAK PX 5062



1A 2

KODAK PX 5062



2A 3

KODAK PX 5062



3A 4

KODAK PX 5062



4A 5

KODAK PX 5062



5A 6



6A 7

KODAK PX 5062



7A 8

KODAK PX 5062



8A 9

KODAK PX 5062



9A 10

KODAK PX 5062



10A 11



11A 12



12A 13

KODAK PX 5062



13A 14

KODAK PX 5062



14A 15

KODAK PX 5062



15A 16

KODAK PX 5062



16A 17

KODAK PX 5062



17A 18



18A 19

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KODAK PX 5062



19A 20

KODAK PX 5062



20A 21

KODAK PX 5062



21A 22



22A 23



23A 24



24A 25

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Edmundson Village Shopping

B-4223

13 Apr 89

R. Andrews